

LEGAL NOTICE
TOWN OF FRANKLIN
OFFICE OF THE TREASURER

SALE OF LOW VALUE PARCELS
M.G.L. CHAPTER 60, SECTION 79

MAY 17, 2017 AT 2:00 PM
MUNICIPAL BUILDING
355 EAST CENTRAL STREET
COUNCIL CHAMBERS, 2ND FLOOR

Notice is hereby given that on Wednesday, May 17, 2017 at 2:00 PM at the Town of Franklin Municipal Building, 2nd Floor Council Chambers, pursuant to the provisions of General Laws, Chapter 60, Section 79, James P. Dacey, the Treasurer of the Town of Franklin, intends to sell the hereinafter described parcels of land at public auction, said sale having been approved by the Commissioner of Revenue for the Commonwealth of Massachusetts pursuant to M.G.L., Chapter 60, Section 79.

Parcel No. 1 .19 ACRE(S) of land , more or less, situated on **SOUTHGATE ROAD** and shown as Map and Parcel 235-077-000-000 on the Franklin Assessors' map. Tax taking is dated June 6, 2008 and recorded with the Norfolk County Registry of Deeds at Book 25854, Page 306 and Affidavit to Foreclose Tax Title recorded December 29, 2015 at Book 33752, Page 260. Assessed owner: DAV-MAR INC

Deposit required-\$750.

Parcel No. 2 .22 ACRE(S) of land, more or less, situated on **SOUTHGATE ROAD** and shown as Map and Parcel 235-095-000-000 on the Franklin Assessors' map. Tax taking is dated April 16, 2009 and recorded with the Norfolk County Registry of Deeds at Book 26591, Page 30 and Affidavit to Foreclose Tax Title recorded December 29, 2015 at Book 33752, Page 260. Assessed owner: DAV-MAR INC

Deposit required-\$500.

Parcel No. 3 .317 ACRE(S) of land, more or less, situated on **MADISON AVENEUE** and shown as Map and Parcel 242-036-000-000 on the Franklin Assessors' map. Tax taking is dated June 6, 2008 and recorded with the Norfolk County Land Court Document Number 1155364 and Affidavit to Foreclose Tax Title recorded December 23, 2015 Document Number 1344491. Assessed owner: MAPLECREST DEVELOPMENT INC. **Deposit required-\$1,000.**

Parcel No. 4 .18 ACRE(S) of land, more or less, situated on **BROOK STREET** and shown as Map and Parcel 244-040-000-000 on the Franklin Assessors' map. Tax taking is dated June 6, 2008 and recorded with the Norfolk County Registry of Deeds at Book 25854, Page 307 and Affidavit to Foreclose Tax Title recorded December 29, 2015 at Book 33752, Page 260. Assessed owner: ALBERT A LAMPERTI. **Deposit required \$750.**

Parcel No. 5 .09 ACRE(S) of land (landlocked), more or less, situated off **JORDAN ROAD** and shown as Map and Parcel 266-054-000-000 on the Franklin Assessors' map. Tax taking is dated January 26, 2001 and recorded with the Norfolk County Registry of Deeds at Book 147809, Page 167 and Affidavit to Foreclose Tax Title recorded December 29, 2015 at Book 33752, Page 260. Assessed owner: JORDAN HEIGHTS DEV CORP. **Deposit required-\$1,000.**

Parcel No. 6 .360 ACRE(S) of land (landlocked), more or less, situated on **MARIA CIRCLE** and shown as Map and Parcel 267-063-000-000 on the Franklin Assessors' map. Tax taking is dated October 23, 1991 and recorded with the Norfolk County Registry of Deeds at Book 9132, Page 147 and Affidavit to Foreclose Tax Title recorded October 22, 2008 at Book 26110, Page 388. Assessed owner: BENITO J. & REBECCA SGAGGERO. **Deposit required-\$2,000.**

Parcel No. 7 .238 ACRE(S) of land, more or less, situated on **SUMMER STREET** and shown as Map and Parcel 302-013-000-000 on the Franklin Assessors' map. Tax taking is dated December 30, 1966 and recorded with the Norfolk County Registry of Deeds at Book 4411, Page 213 and Affidavit to Foreclose Tax Title recorded October 22, 2008 at Book 26110, Page 388. Assessed owner: THOMAS B. HOWARD. **Deposit required-\$1,500.**

Parcel No. 8 .099 ACRE(S) of land, more or less, situated on **DANIELS STREET** and shown as Map and Parcel 229-009-000-000 on the Franklin Assessors' map. Tax taking is dated March 22, 2013 and recorded with the Norfolk County Registry of Deeds at Book 31178, Page 9 and Affidavit to Foreclose Tax Title recorded August 4, 2015 at Book 33372, Page 448. Assessed owner: DANIELS ASSOCIATES INC. **Deposit required-\$500.**

Parcel No. 9 .339 ACRE(S) of land, more or less, situated off **MAPLE STREET** and shown as Map and Parcel 260-057-000-000 on the Franklin Assessors' map. Tax taking is dated June 19, 1996 and recorded with the Norfolk County Registry of Deeds at Book 11480, Page 712 and Affidavit to Foreclose Tax Title recorded August 4, 2015 at Book 33372, Page 448. Assessed owner: PADULA, JOHN R. & JAMES V. **Deposit required-\$1,750.**

Parcel No. 10 .15 ACRE(S) of land, more or less, situated on **POPULATIC STREET** and shown as Map and Parcel 216-005-000-000 on the Franklin Assessors' map. Tax taking is dated October 11, 1995 and recorded with the Norfolk County Registry of Deeds at Book 11146, Page 430 and Affidavit to Foreclose Tax Title recorded December 29, 2015 at Book 33752, Page 260. Assessed owner: WILLIAM ROSS ARMINGTON. **Deposit required-\$1,500.**

Sale will be made to the highest bidder at an open and competitive auction; however, the Treasurer may reject any and all bids at the sale or any adjournment thereof which he, in his sole discretion, deems inadequate. Parcels may be removed from the auction at the Treasurer's sole discretion. **Pre-registration begins at 1:00 PM. Bidders must provide the deposit listed above PER PARCEL upon which a bid will be offered.** Bidders must have positive identification and the required deposit amount, in the form of a bank check (treasurer's, cashier's, or certified) to qualify to bid. No personal or business checks will be accepted. The check should be made payable to the Town of Franklin OR Your Name (this meaning that both the Town of Franklin and your name should appear on the check, connected by the word OR).

The remainder of the purchase price must be paid within ten (10) days by cash, certified check, or money order. Failure to pay the remainder of the purchase price within ten (10) days will result in the forfeiture of your deposit to the Town of Franklin. Deposits for bidders who do not purchase a parcel will be returned the day of the auction. Any parcel not sold will be offered again on Wednesday, May 31, 2017 at the same location at 10:00 AM. Bidders for the May 31, 2017 auction must provide the deposit listed above PER PARCEL upon which a bid will be offered.

If you wish to obtain further information about any parcel listed, you are encouraged to examine the maps and records at the Town of Franklin Assessors' Office. The auction sale may be subject to additional terms and conditions.

James P. Dacey
Treasurer/Collector